

016.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

967,900 / 967,900

USE VALUE:

967,900 / 967,900

ASSESSED:

967,900 / 967,900

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
55-57		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAIA VINCENT J/ TRUSTEE &	
Owner 2: DEREN SANDRA M/ TRUSTEE	
Owner 3: JOSEPH SAIA 2013 IRREVOCABLE	
Street 1: 900 LYNNFIELD STREET	
Street 2:	

Twn/City:	LYNNFIELD			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	01940		Type:	

PREVIOUS OWNER	
Owner 1: SAIA JOSEPH J -	
Owner 2: -	
Street 1: 900 LYNNFIELD STREET	
Twn/City: LYNNFIELD	
St/Prov: MA	Cntry:
Postal: 01940	

NARRATIVE DESCRIPTION				
This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 2692 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.				

OTHER ASSESSMENTS				
Code	Descrip/No	Amount	Com. Int	

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
104	5500.000	495,300	4,600	468,000	967,900							11267	
Total Card	0.126	495,300	4,600	468,000	967,900			Entered Lot Size				GIS Ref	
Total Parcel	0.126	495,300	4,600	468,000	967,900			Total Land:				GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		359.55	/Parcel:	359.5	Land Unit Type:						Insp Date

05/04/09	05/04/09	05/04/09
!1373!		
Prior Id # 1: 11267		
Prior Id # 2:		
Prior Id # 3:		
PRINT		
Date	Time	
12/10/20	16:59:36	
LAST REV		
Date	Time	
06/13/14	09:02:52	
mmcmakin		
1373		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

PREVIOUS ASSESSMENT	Parcel ID	016.0-0001-0001.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,500	4600	5,500.	468,000	968,100	968,100	Year End Roll	12/18/2019
2019	104	FV	384,700	4600	5,500.	497,200	886,500	886,500	Year End Roll	1/3/2019
2018	104	FV	384,700	4600	5,500.	362,700	752,000	752,000	Year End Roll	12/20/2017
2017	104	FV	361,200	4600	5,500.	315,900	681,700	681,700	Year End Roll	1/3/2017
2016	104	FV	361,200	4600	5,500.	269,100	634,900	634,900	Year End	1/4/2016
2015	104	FV	322,400	4600	5,500.	263,300	590,300	590,300	Year End Roll	12/11/2014
2014	104	FV	322,400	4600	5,500.	216,400	543,400	543,400	Year End Roll	12/16/2013
2013	104	FV	335,200	4600	5,500.	205,900	545,700	545,700		12/13/2012

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAIA JOSEPH J,	1448-51		1/24/2014	Convenience		1	No	No	
CRISAFULLI CHAR	10387-261		10/23/1963			100	No	No	Emily Saia dod 10/13/2003
	693-193		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2004	865	Manual	5,200					replace concrete s

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2009	Measured	372	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

